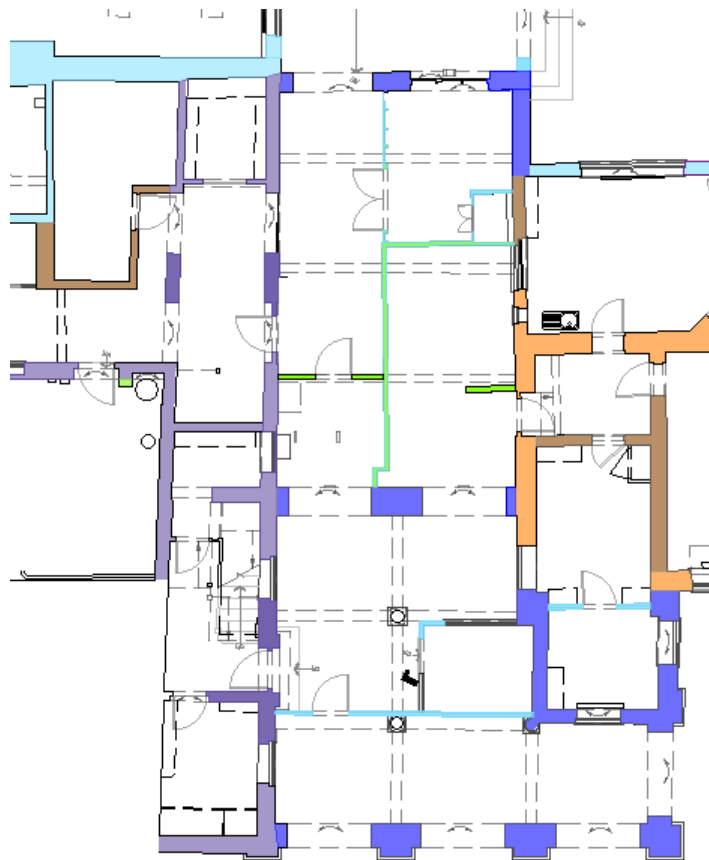


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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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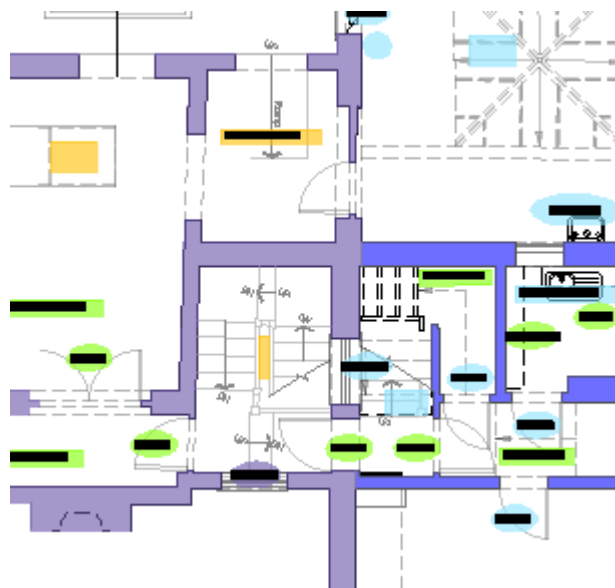
Basement Level B1 - East Stair + Lift – Plan of Significance



Key

- 18th Century
- 19th Century
- 1908-9 Lutyens
- 1911 Lutyens
- 1913-1914 Lutyens
- 1918-1935
- 1930s - 1960 Felix Lander
- Late 20th Century
- 21st Century

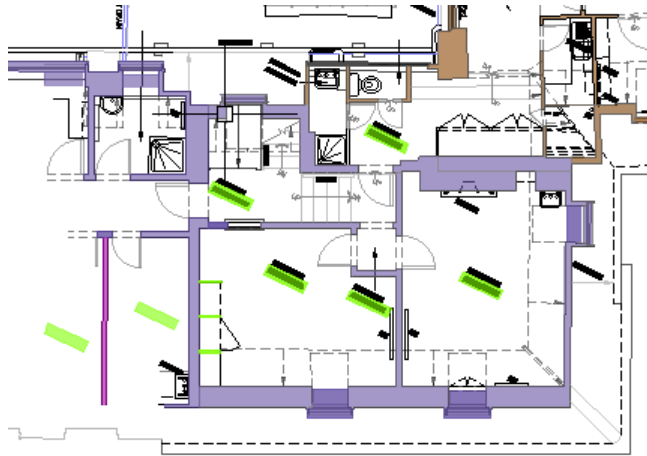
Level 0 – East Stair + Lift – Plan of Significance



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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
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Level 1 - East Stair + Lift – Plan of Significance



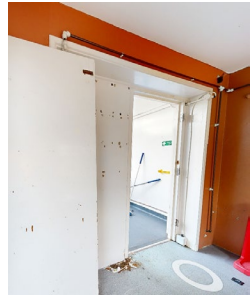
Extracts from Level B1, Level 0 and Level 1 GA, Phasing Plans

Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ES-A.D1	Remove masonry wall at rear of basement store	Moderate C20 Lutyens	Moderate Impact	Removal of fabric is necessary allow installation of passenger lift from lower level. Painted brick wall.
A-Walls ES-A.R1	Plaster repairs to corridor and south store walls and wall at high level above half landing	High C20 Lutyens	Low Impact Benefit & Enhance	 Damp at low level along corridor wall  Damp at high level at junction with flat roof Investigate cause of damp and carry out remedial work to rectify. Remove damp plaster to all affected areas. Allow masonry to dry out and repair with lime plaster.
A-Walls ES-A.R2	Carry out general plaster repairs as necessary to all areas	High-Moderate Early C20 1909 Lutyens plaster	Low Impact	Inspect walls to entrance area, corridor and below stairs cupboard. Rake out cracks and repair with lime plaster.

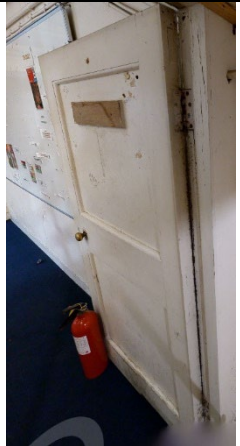
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
A-Walls ES-A.R3	Infill high and low level vents in wall to store	Neutral C20 alterations	Low Impact	 Wall adjacent to proposed lift Window to be retained. Vents retained and infilled. Intervention is reversible.
A-Walls ES-A.P1	Adjust existing opening to allow installation of proposed new window	Low Early C20 Lutyens masonry previously adjusted opening	Low Impact	 Existing opening Partial infill of wall necessary to insert new window (internal wall becomes external) No loss of historic fabric.
A-Walls ES-A.R4	Alteration of existing opening	Low -Moderate Early C20 Lutyens walls with MC20 openings formed by school	Low Impact	 Existing opening/servery Timber linings and architraves to be retained, repaired and redecorated. All kitchen fittings and fixtures to servery area to be removed. Carry out repairs as necessary to plaster following removal of kitchen installation.

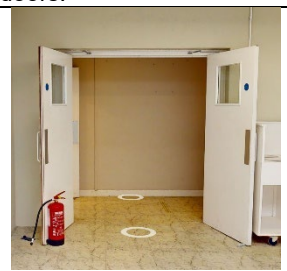
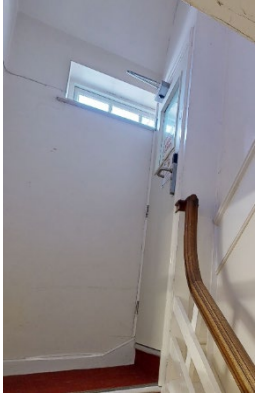
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing opening/servery Opening to be increased in width to allow installation of proposed lift. Minimal loss of EC20 fabric necessary to provide lift access for residents/visitors  Existing opening between servery and kitchen MC20 opening to be partially infilled to form new door to proposed corridor. No loss of fabric
A-Walls ES-A.R5	Plaster repairs to external wall on stairs Level B10 to Level 0	High Early C20 1909 Lutyens	Low Impact Benefit & Enhance	 Damp on half-landing Investigate junction with flat roof. Carry out remedial works to rectify. Remove affected plaster and allow masonry to dry out. Carry out lime plaster repairs.
B-Floors ES-B.D1	Remove C20 carpet finish throughout entrance and corridor	Neutral C20 alterations	Low Impact	Solid floor construction. Infill existing mat well to level. Proposed floor finish tbc
B-Floors ES-B.D2	Remove C20 floor finishes.	Neutral C20 alterations	Low Impact	Remove carpet and nosings to Level B1 to Level 1 stairs, landings and corridors. Remove vinyl tiles to Dining Hall and Level 1 bathroom. Substrates to be lifted and floor construction to allow upgrading to comply with Building Regulations requirements for fire protection and sound insulation. Proposed floor finish tbc
C-Ceilings ES-C. R1	Repairs to lath and plaster ceilings 2no stores and corridor at Basement Level.	High C20 Lutyens	Low Impact	Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
			Benefit & Enhance	requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings ES-C. R2	Repairs to lath and plaster ceilings above stairs at Level B1 & Level 0 landing	High C20 Lutyens	Low Impact Benefit & Enhance	Investigate cracking which may be due to water ingress from adjacent flat roof. Lath and plaster ceiling to be opened up to determine thickness of plaster. If underlining with plasterboard is necessary to achieve Building Regulations requirements for compartmentation, the existing ceiling will be retained. If underlining is not necessary carry out repairs to areas of cracking. Pin back laths and rake out cracks. Repair with lime plaster.
C-Ceilings ES-C. P1	Infill existing rooflight	Low C20 roof construction	Low Impact	 Existing rooflight over Dining Hall
D-Doors ES-D.R1	Repair and upgrade as necessary and redecorate 2no timber panel doors	High C20 Lutyens	Low Impact Benefit & Enhance	 Door to proposed lift lobby ES-FD02 Existing matching door to East Stair Store ES-FD03 Existing doors and ironmongery to be retained. Allow to repair and upgrade 2no timber panel doors to be fire rated doors finished flame retardant and breathable paint. Ironmongery to suit fire door requirements with self-closing device tbc.
D-Doors ES-D.D1	Removal of C20 flush panel door fire to stairwell	Neutral Late C20 alterations	Neutral Impact	

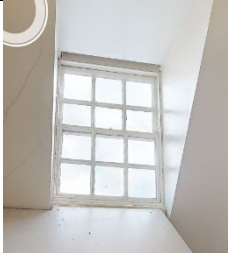
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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Flush panel fire door Door will be replaced with external grade timber panelled door with simple ironmongery inspired by historic doors
D-Doors ES-D.D2	Removal of C20 flush panel door with vision panel forming lobby to Level 0 landing including removal of glazed panel over.	Neutral Late C20 alterations	Neutral Impact	 Existing door to be removed No loss of historic fabric. Allow for replacement with fire rated painted timber panelled door with vision panel and simple ironmongery inspired by historic doors.
D-Doors ES-D.D3	Removal of C20 flush panel double doors with vision panels and frame to Dining Hall	Neutral Late C20 alterations	Neutral Impact	 Door to Dining Room Removal of doors is necessary to re-form opening. No loss of historic fabric.
D-Doors ES-D.D4	Removal of C20 flush panel door on stairs between Level 0 and Level 1	Neutral Late C20 alterations	Neutral Impact	 Door to be removed No loss of historic fabric.
D-Doors ES-D.DG01	Install new external quality timber panel entrance door.	Neutral. New door in existing C20 opening	Neutral Impact	New external grade door and frame DG01 Painted timber panelled door with simple ironmongery inspired by historic doors. Self-closing device tbc

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
D-Doors ES- D.FD02	Upgraded timber panel door to proposed lift lobby	High C20 Lutyens door	Low Impact	Upgrade existing timber panel door to be fire rated door and frame to comply with Building Regulations FD02 Painted finish. Self-closing device tbc Original door, frame and ironmongery retained.
D-Doors ES- D.FD03	Upgraded timber panel door to store room	High C20 Lutyens door	Low Impact	Upgrade existing timber panel door and frame to comply with Building Regulations FD03 Painted finish. Self-closing device tbc Original door, frame and ironmongery retained.
D-Doors ES- D.FD04	Install new timber panel fire door with vision panel (Level 0 lobby)	Neutral	Low Impact	New fire rated door and frame FD04 Painted timber panel door with vision panel and simple ironmongery inspired by historic doors. Self-closing device tbc
E-Windows ES-E.R1	Renovation of 2no C20 round multi-pane timber windows to stairwell and store room	High C20 (1909) Lutyens	Low Impact Benefit & Enhance	 Round windows (1 of 2no) ES WG01 & WG02 Timber multi-pane round windows will be repaired/renovated/redecorated and upgraded with slim-line double glazing which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
E-Windows ES-E.R2	Upgrade internal window to Apartment 30	Moderate Late C19? C20 Lutyens	Low Impact	 Internal window W03 Allow to upgrade window to form compartment to Apartment 30 as necessary to comply with Building Regulations requirements for fire and sound. Intervention is reversible.
E-Windows ES-E.R3	Upgrade internal window between stairs	Moderate Late C19? C20 Lutyens	Low Impact	 Window between stairs W04 Allow to upgrade window to form compartment between stairs as necessary to comply with Building Regulations requirements for fire and sound. Intervention is reversible.
E-Windows ES-E.P1	Adjust opening to form proposed external wall and insert new timber window (Level 0)	Moderate Early C20 Lutyens wall with C20 alterations	Low Impact	Existing internal opening to be adjusted to suit new window W04a No loss of historic fabric.
E-Windows ES-E.D1	Remove C20 high level window on landing between Levels 0-1	Neutral C20 alterations	Low Impact	 Half landing window to be infilled
E-Windows ES-E.R4	Renovation of window at landing to Level 1	High Early C20 Lutyens dormer window on Level 1 landing	Low Impact Benefit & Enhance	 High level dormer window landing ES WF05 Timber multi-pane window will be repaired/renovated/redecorated and upgraded with slim-line double glazing

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				which will improve the comfort of the internal environment and the viability of the historic building for future use. Splice repairs to be carried out where required. Resin for more localised repair. Perished putty replacement. Easing of window as required. The repairs will improve the appearance and longevity of the window.
G-New Internal Partitions ES-G.P1	Adjust existing opening and form new compartment partition	Low Early C20 Lutyens masonry previously adjusted opening	Low Impact	Insert photo Partial infill of opening necessary to form access corridor to proposed lift. No loss of historic fabric. Intervention is reversible.
H-Stairs ES-H.P1	Upgrading of C20 stair and balustrade flight from Level B1 to Level 0 landing.	Low C20 alterations	Low Impact	 Level B1 stairs Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Investigate linings to underside of stairs and upgrade as necessary to comply with Building Regulations. Repairs and redecoration to balustrade and handrail as necessary.
H-Stairs ES-H.P2	Upgrading of C20 stair and balustrade flight from Level 0 landing to Level 1 including removal of soffit and replacement of balustrading	Low C20 alterations	Low Impact	 Stairs from Level 0 landing to Level 1 landing Existing carpet covering and nosings to be removed to allow investigation of construction. Upgrading works will be carried out to the stair to comply with Building Regulations fire protection and impact sound requirements. Investigate linings to underside of stairs and upgrade as necessary to comply with Building Regulations. Repairs and redecoration to balustrade and handrail as necessary.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				 Existing stair enclosure Remove sloping soffit over stairs at landing Level 1 and reinstate balustrading.
J-Internal fixtures and fittings ES.D1/R1	Removal of wall C20 shelving and notice boards	Neutral	Neutral Impact	Wall fixed shelving to proposed lift lobby, below stairs cupboard and store room to be removed. Repair fixing holes as part of lime plaster repairs.
J-Internal fixtures and fittings ES.D2	Removal of wall mounted notice boards fixed within common areas from basement level to Level 1. Removal of timber radiator screen on landing Level 0.	Neutral	Neutral Impact	Carry out plaster/timber repairs as necessary to fixing holes.
K-Joinery				
M-Finishes ES-M.P1	Emulsion paints to new internal linings. Breathable paints where applicable.	Low	Neutral Impact Benefit	The internal decoration of the common areas and stairs shall be tailored to work with the existing historic and modern substrates to maintain breathability where possible.
P-Services ES-P.D1	Removal of existing services and associated equipment.	Low	Low Impact Benefit	The existing electrics, lighting/emergency lighting, smoke/fire alarms and associated trunking and conduits are related to use by the school and are to be removed and replaced to an appropriate residential standard.
P-Services Generally	Services	Low	Low Impact	Services generally are to be installed - within new partitions and wall linings - suspended floor - within insulated flat/sloping ceiling New electrics throughout. Underfloor heating compatible. Mechanical ventilation to kitchen and bathrooms via ceiling to roof with discreet tile inserts adopted to avoid penetrations through walls. Incoming hot water and cold water feed and drainage pipework is to be boxed internally. The building services are to be updated to suit residential use and to ensure the future viability of the building.
Q-Lift ES-Q.D1/P1	Removals and proposals to form lift lobby at Level 1	Moderate Removal of Early C20 Lutyens dormer window and	Moderate Impact	Proposed works to form lift access and lobby:

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
		masonry below. Removal of Early C20 partition and door. Neutral Removal of C20 fittings to bathroom and alterations to stair		 Level 1 location for proposed lift lobby Remove 1no C20 flush panel fire door. Retain, repair and redecorate frame and lining to opening. Remove EC20 timber panelled door, frame and partition forming shower room. Door and ironmongery to be retained and reused elsewhere. Remove C20 sanitaryware fixtures, fittings and associated plumbing and pipework. Carefully remove EC20 timber sash window and dormer. Sash window to be re-used.  EC20 dormer window Remove masonry to external wall below window to form opening for access to proposed lift. Proposed lift shaft will be visually obscured by surrounding walls and roofs. The proposed lift shaft will be located away from the original Lutyens external brickwork. Loss of fabric necessary to provide access to Level 1 for residents and visitors to the building.
R-Fire and Soundproofing ES-R.P1	New construction and upgrading of existing to form compartments between common areas and apartments.	Low	Low Impact	The walls separating the common areas from apartments are to be fire rated construction and are to comply with Building Regulations requirements for airborne sound insulation.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
U-East Annexe Undercroft ES-U.D1/R1/P 1	Upgrading and repairs to Level B1 (Undercroft)	High Early C20 Lutyens masonry & paving Low Late C20 alterations by school	Low Impact Benefit & Enhance	Proposed works to Undercroft: Remove Late C20 structure forming 'Tuck shop'.  C20 structure to be removed Remove Late C20 brick wall, door and glazed screen over to south and north ends of undercroft.  C20 south screen to be removed  C20 north screen Remove C21 timber partition forming locker area and stores to north end of undercroft.  Lockers and C21 partitions Form compartment walls proposed Apartment 23 as Impact Table.

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Reference	Proposal	Significance of affected fabric	Impact	Reasoning and mitigation
				Investigate construction of soffits to determine extent of lath and plaster/plasterboard linings and carry out repairs upgrading to comply with Building Regulations requirements for fire protection, thermal and sound insulation. Investigate construction of downstand beams and columns to determine requirement for upgrading to comply with Building Regulations requirements for fire protection. Carry out any necessary repairs to brickwork pointing, coving, stonework to arches. Remove painted timber gates, structural post and wood store framing to proposed access through to inner courtyard and carry out any remedial works necessary to masonry and soffit following installation of lift housing.  Proposed access to courtyard  Location for proposed lift (external side) Refer to Impact Statement for proposed alterations to existing walls relating to Apartment 22. Carry out necessary repairs to stone and brick paving. Remove areas of concrete and replace with paving appropriate to existing Lutyens design and materials.
V-Views ES-V	NA			